

**Chairperson**  
Bernard Frezza

**Vice-Chairperson**  
Anthony Pilozzi

**Secretary**  
Joseph Anzelone

**Counsel for the Board**  
Joseph Ballirano, Esq.



**Building Official**  
Bernard J. Nascenzi, C.B.O.

**Zoning Board Members**  
Richard Fascia  
Thomas Lopardo

**Alternate Board Members**  
Dennis Cardillo  
Albert Colannino

**Recording Secretary**  
Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181**

## **AGENDA**

**January 30, 2014**

**NOTICE IS HEREBY GIVEN THAT THE ZONING BOARD OF REVIEW WILL HOLD A REGULARLY SCHEDULED MONTHLY MEETING AT 6:30 PM AT THE JOHNSTON SENIOR CENTER, 1291 HARTFORD AVENUE, JOHNSTON, RHODE ISLAND.** All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4000 ext 4068. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as follows, subject to change:

- I. Roll Call**
- II. Minutes**
- III. Old Business**
- IV. New Business**

### **A. File 2014-01**

LOCATION: 212 Cherry Hill Road  
OWNER/ APPLICANT: Angela and Giuseppe Cucinotta  
LOT: AP 20 Lot 353; 25,478 sq. ft.; R-15 Zone  
EXISTING USE: Three Family  
PROPOSAL: Two story addition to one unit

**Dimensional Variance** petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	<b>REAR YARD</b>	<b>45'</b>	<b>33'</b>	<b>12'</b>

### **B. File 2014-03**

LOCATION: 1307 Hartford Avenue  
OWNER: Winfield Realty, Inc.  
APPLICANT: Marvin L. Paul  
LOT: AP 20 — Lot 26; 443,940 sq. ft.; I Zone  
EXISTING USE: Auto repair  
PROPOSAL: Tire sales and installation, brake and muffler work

**Use Variance** petitioned under Article III § 340-8 Table of Use Regulations sect 9.7

**C. File 2014-04**

LOCATION: 663 Killingly Street  
 OWNER: National Development Group, Inc.  
 APPLICANT: Cumberland Farms Inc.  
 LOT: AP 14 — Lot 11; 36,676 sq. ft.; B-2 Zone  
 EXISTING USE: Vacant commercial building  
 PROPOSAL: Convenience store with gas station

**Dimensional Variance** petitioned under Art III § 340-8 Table of Use Regulations sub sect 9.6 and 13.2, § 340-9 Table of Dimensional Regulations, Art VIII § 340-43 Sections A and E, Art XII § 340-74 Application and criteria for variances and § 340-75 Special Use Permits

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	<b>LOT COVERAGE</b>	<b>40%</b>	<b>60.4%</b>	<b>20.4%</b>
	<b>FRONT YARD</b>	<b>40'</b>	<b>20.8'</b>	<b>19.2'</b>
	<b>REAR YARD</b>	<b>40'</b>	<b>1.7'</b>	<b>38.3'</b>
	<b>LEFT SIDE YARD</b>	<b>40'</b>	<b>28.9'</b>	<b>11.1'</b>
	<b>RIGHT SIDE YARD</b>	<b>40'</b>	<b>32.7'</b>	<b>7.3'</b>

**D. File 2014-05**

LOCATION: 515 Greenville Avenue  
 OWNER: Michael St. Angelo  
 APPLICANT: Michael Orsini  
 LOT: AP 48 — Lot 15; 428,468 sq. ft.; B-1 Zone  
 EXISTING USE: Individual instruction of martial arts  
 PROPOSAL: School conducted as private gainful business for teaching subjects such as dance etc.

**Use Variance** petitioned under Article III § 340-8 Table of Use Regulations 4.14

**Prior to adjournment the board shall convene as the Board of Appeals and hear the following matter:**

**A. File 2014-02 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)**

LOCATION: 120 Scituate Avenue  
 OWNER/ APPLICANT: Anthony Fuoco  
 LOT: AP 25 — Lot 274; R-15 Zone  
 ISSUE: Appeal Notice of Violation dated November 21, 2013

**V. Adjourn**

*Per order of the Zoning Board of Review*  
 Bernard Frezza, Chairman

**\*\*\*New items not heard by 10:30 p.m. may be rescheduled for a subsequent/special meeting at the discretion of the Board\*\*\***